

***TOWN OF NEWFIELDS BOARD OF SELECTMEN
PUBLIC MEETING MINUTES of the
Expansion of the Village Water and Sewer District
TUESDAY, FEBRUARY 5, 2013***

Present: Selectmen: Tom Hayward and Michael Woodworth.

Call to order at 7:00 pm.

Tom Hayward, Chairman of the Board of Selectmen, opened the second meeting of the Expansion of the Village Water and Sewer District with a welcome to all and identified the area of expansion from the railroad bridge on Route 85 to the traffic light at Route 108 and on Route 108 from bridge to bridge. Tom opened the floor to questions with everyone giving their name and address first.

John Hayden (Rte 108, Summer St., Piscassic Rd) The purpose of this meeting is to have the Selectmen expand the district? Tom responded a decision may be postponed to the next Board of Selectmen meeting since only 2 Selectmen are present. John noted the decision has to be made within 60 days. The sewer and water line pipes will be voted on at the Annual Meeting of the Village Water and Sewer District.

Ken Rollins (104 Exeter Rd) If the district is expanded, will there be enough water? Ray Buxton responded that there are 4 wells presently pumping at 30 to 40 percent, 1,000 gallons 4 times per day. There is another well that could be brought online. Tom asked about the sewer? Ray responded the sewer usage is 117,000 gallons per day max, which is 40 to 50 percent daily. Tom stated there is a copy of the map of the expansion from Jones & Beach for all to look at on the front table.

Jack Steiner (Main St) What is the projected load of the system, including the potential new use?

According to Jones & Beach, the system can hold the capacity of 800 gallons a day for the developer along with the calculation for a total build out of the expansion.

Jack Shaw (Main St) Why do we want to expand the district? Tom responded that the Town needs revenue and commercial development. Jack replied, Existing businesses now bring in revenue with septic systems and private wells, so why tax the existing water and sewer system. You need to take time and consider everything before making a decision.

Pat Edgerly (56-60 Rte 108) Is this a mandatory connection? Ray responded, the sewer connection is 100 ft. from the sewer pipe per the State Law and you must connect.

Diana Collinge (1 Railroad Ave) Is the Irving developer receiving 75% of the cost of the hook up fee? Ray responded that the developer is putting up the total cost for the extension of the Water and Sewer to Rte108 and will be reimbursed for 75% of the connections made to the system.

Dave Edgerly (56-60 Rte 108) We have commercial property, do you have commercial rates? Ray responded that the commercial rates are higher than residential because there is a different connector. Dave said, the DES website states waivers can be issued? Ray said we will have to look into that.

Steve Coes (Baker St) The Water and Sewer extension is a good idea because of the nitrogen issue in the Great Bay and the additional wastewater will be going into the plant instead of a septic system. Ray said the Water and Sewer could use the increase in revenue. Cathy Nelsen said the revenue is needed for the ageing water tank and the high government standards on nitrogen levels. Ray stated that a study to reduce nitrogen into the bay will take place this summer to identify changes that maybe be made to our present system.

Trish Cox (88 Main St.) Will Irving be paying into the costs for upgrades for the nitrogen levels?

Betsy Coes (Baker St.) The additional revenue into the Town would be of minimal value when balanced against the strain on the existing resources – a losing proposition. Tom stated that a loss of revenue would equate to higher taxes.

Ray Pawlencio (30 Main St.) We bought our house 8 months ago and now the cost to hook up our 3 bedroom house will be a great expense.

Bob Kelley (71 Old Rte 108) Three years ago we put in a new septic system but have had the same well for 30 years. So with the increase in taxes, now we will also have to pay for sewer and connection fees. Tom responded that the decision to expand the district is considered a plan for the Town not per property.

Natalie Fream (72 Main St.) What is the impact and additional strain on the existing pipes to the expanded district? Ray responded that the Jones and Beach study found that there would be no reduction in water pressure and the extension will have no effect on the old district.

Michael Price (Halls Mill Rd.) Since there is a mandatory hook up to the sewer, are there specifics on the number of houses to be hooked up that will impact your decision? Also, when the hook up is mandatory will the property owner be paying the bond payment of \$51.00/ quarter as well? Ray responded, yes.

John Hayden (Rte 108, Summer St, Piscassic Rd) Is the 25% /75% connection reimbursement, for the first developer, only up to Rte 108? Ray responded, the formula in the rules and regulations for the first developer's reimbursement is for 10 years, the second developer would receive the 25/75 after the first 10 years. Tom stated the cost to Irving is approximately \$400,000.00 to extend the water and sewer lines.

Jeff Buxton (Dixon Ave) Jeff stated back in 1979-80 when there were originally 160 properties that had failed septic systems, the Water and Sewer District was formed to clean up the town. Jeff also made the following points that to replace a septic system costs approximately \$15,000.00 vs. \$8,000.00 connection fee for sewer. A source of nitrogen into the storm water run off is from septic systems. As Chief of the Fire Dept., the extension of water up to Route 108 would provide better fire protection to that area.

Tom asked that the focus of this meeting should only be the expansion of the district, the Water and Sewer District will decide the extension of the lines.

Alison Watts (Piscassic Rd.) Alison stated that septic systems along the coast may be affected by the possible DES regulations, and property owners might consider connecting to the sewer system.

Chappy Cox (Main St.) Will the location of the pipes be on the left hand side with laterals to the right hand side? Tom stated a copy of the Jones and Beach report is on the table for all to see.

There will be an environmental impact study done before the vote at the Water and Sewer Meeting.

Debbie Pawlencio asked, Where would the pump station be located? Ray responded that it would be near the vet not in the wetlands.

Scott Mitchell, developer of the Irving station, stated the fact that water and sewer is available to his property is a plus. The cost of the extension of the district water and sewer to Rte 108 would be less in the end than replacing failed septic systems, especially due to the food industry.

Jack Shaw (Main St.) Jack stated that we need to know what the potential increase in tax revenue is and an explanation of the 75% of the \$1,950.00 per bedroom for the hook up fees to the developer. Tom responded that by planning for the future, we will be taking advantage of the developer paying the cost of the water and sewer extension to Rte. 85.

Betsy Coes (Baker St.) Betsy stated these benefits should be waived, since this is the wrong time to proceed.

Brian Knipstein (Swamscott St., Winkler Way) Brian stated that the extension is going out there no matter what. If the septic systems fail, the state will mandate the town to then install the sewer line and it is also part of the Town's Master Plan.

Phil asked, Is there a time limit to hook up? Ray responded, 90 days. Phil then asked, Why can't they wait until the septic systems fail or what if there was a new septic system just installed? Ray responded that it's required by the law.

Scott Mitchell, developer of the Irving, stated that property with water and sewer is worth more than without it. There will probably not be enough abutters paying the hook up fee percentage in the next 10 years to offset much of the initial cost of the sewer extension. Ray stated that the Jones and Beach Site Plan done for the Irving Station will be submitted for review by the DES and the Water and Sewer Engineer.

Steve Coes (Baker St.) Steve stated that he has been involved with the ZBA for over 30 years and there have been no board meetings with other boards. Since this decision has to be made within 60 days, I recommend all the boards have a meeting and as a ZBA member I extend the invitation to do so.

Don Doane (Old Lee Rd.) Don asked if this expansion to Rte 85 included Rte 108, from Bridge to Bridge? Tom replied, yes. Don commented that when he was Selectmen in 1985, he called a "Meeting of the Minds" with all the boards to get everyone on the same page.

Milton Bell (Main St.) Milton asked, Are we expanding the district only to include more people?

Jack Shaw (Main St.) Jack commented that there will be no additional revenue until the town's mindset is changed from only being a bedroom community.

George Bailey (Statham Veterinary- Rte 85) George asked if he uses the water from his well and hook up to the sewer, would it be less cost to him? Ray replied, yes.

Michael said that he has concerns over the costs to the property owners but there would be an increase in the property value. The commercial development has its pros and cons, but he would be inclined to expand the district.

Tom said he would arrange the sit down meeting with the other boards and everyone knows his idea on the expansion.

The vote on the decision was tabled until the next Board of Selectmen meeting on Feb. 19th at 7 PM and posted on that agenda.

Ray invited all to attend the Village Water and Sewer Annual Meeting in April 2013 to vote on the extension, providing the expansion is passed by the Board of Selectmen.

The meeting was adjourned at 8:40pm.

On 2/5/2013, Jim Hayden (Strafford, NH) called and wanted to go on record as opposing the water and sewer extension.

Respectfully submitted,

Donna C. Newman
Deputy Town Clerk